



CONCEPT PLAN NOTES

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
2. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
3. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
4. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
5. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

(Rev. 1/2020)

ZONING TABLE

ZONE: PLANNED LIGHT INDUSTRIAL OVERLAY
USE: WAREHOUSING (PERMITTED) (REDEVELOPMENT PLAN AMENDMENT #2 - EXHIBIT A.A.3)

OWNER INFORMATION

PROPERTY OWNER (LOT 1)	SAMINVEST CO LLC 476 CENTENNIAL BLVD VOORHEES, NJ 08043
PROPERTY OWNER (LOT 2)	NATIONAL AMUSEMENT INC PO BOX 9108 NORWOOD, MA 02062

**BULK REQUIREMENTS
PROPOSED ORDINANCE 2022-XX,
AMENDMENT #2 OF THE
REDEVELOPMENT PLAN FOR THE
HAINES BOULEVARD REDEVELOPMENT AREA**

ITEM	PERMITTED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED OVERALL LOT
MIN. LOT AREA	10 ACRES (435,600 SF)	21.0 ACRES (916,983 SF)	38.1 ACRES (1,659,527 SF)	59.1 ACRES (2,576,510 SF)
MIN. TRACT PERIMETER SETBACKS (EXTERIOR)	100' (COUNTY OR STATE RIGHT-OF-WAY) 60' (OTHER)	100' (N.J.S.H. ROUTE 73) 61.6' (CW HAINES BLVD)	100.5' (N.J.S.H. ROUTE 73) 96.7' (CW HAINES BLVD)	100' (N.J.S.H. ROUTE 73) 61.6' (CW HAINES BLVD)
MIN. ROAD FRONTAGE (EXTERIOR)	100'	2,948'	1,890'	5,838'
MIN. MEAN LOT WIDTH	100'	796'	904'	1,700'
MAX. BUILDING COVERAGE	90%	37.8% (348,500 SF)	35.2% (583,750 SF)	36.1% (930,250 SF)
MAX. LOT COVERAGE	80%	74.6% (683,866 SF)	72.5% (1,203,025 SF)	73.2% (1,886,664 SF)
MAX. TRACT COVERAGE	75%	75.0%	74.9%	74.9%
MAX. BUILDING HEIGHT	55'	< 55'	< 55'	< 55'

(V) VARIANCE REQUIRED

BUILDING HEIGHT: THE VERTICAL DISTANCE MEASURED FROM GRADE TO THE HIGHEST POINT OF THE ROOF FOR FLAT ROOFS, TO THE DECK LINE FOR MANSARD ROOFS, AND TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE FOR GABLE, HIP, AND GAMBLE ROOFS. STRUCTURES OTHER THAN BUILDINGS, SUCH AS ANTENNAE, ARE MEASURED SIMILARLY FROM THE GROUND, BUT EXTEND TO THE HIGHEST POINT OF THE STRUCTURE. (§ 176-9)

NO STRUCTURE, INCLUDING RADIO AND TELEVISION TRANSMISSION AND OTHER COMMUNICATION FACILITIES WHICH ARE NOT ACCESSORY TO AN OTHERWISE PERMITTED USE, SHALL EXCEED A HEIGHT OF 55 FEET

TRACT COVERAGE CALCULATION:

LOT 1:
TRACT COVERAGE = IMPERVIOUS COVERAGE AREA / DEVELOPABLE LAND AREA
= 683,668 SF / (911,987 SF)
= 75.0%

LOT 2:
TRACT COVERAGE = IMPERVIOUS COVERAGE AREA / DEVELOPABLE LAND AREA
= 1,203,025 SF / (1,659,527 SF)
= 74.9%

OVERALL LOT:
TRACT COVERAGE = IMPERVIOUS COVERAGE AREA / DEVELOPABLE LAND AREA
= 1,886,664 SF / (2,576,004 SF)
= 74.9%

DEVELOPABLE LAND AREA = THAT PORTION OF A TRACT OF LAND THAT IS SUITABLE FOR DEVELOPMENT OR CONSTRUCTION OF A BUILDING. THE DEVELOPABLE LAND AREA OF A TRACT EXCLUDES THE AREA OF FLOODPLAINS, WETLANDS, WETLAND BUFFER AREAS, OPEN WATER AREAS, SLOPES IN EXCESS OF 20% AND THE RIGHTS-OF-WAY OF EXISTING AND PROPOSED PUBLIC STREETS.

PARKING REQUIREMENTS

ITEM	PERMITTED	PROPOSED LOT 1	PROPOSED LOT 2	OVERALL LOT
MIN. STALL SIZE *	9' X 18'	9' X 18'	9' X 18'	9' X 18'
MIN. AISLE WIDTH**	24'	24'	24'	24'
LOADING REQUIREMENTS***	---	69 BERTHS	149 BERTHS	218 BERTHS
MIN. LOADING SIZE	10' X 60'	13.5' X 60'	(V) 13.5' X 35'	(V) 13.5' X 35'
MIN. NUMBER OF STALLS ****	---	225	488	713

(V) VARIANCE REQUIRED

* ANY AREA EITHER WITHIN A STRUCTURE OR IN THE OPEN, OF NOT LESS THAN NINE FEET WIDE BY 18 FEET IN LENGTH. (§ 176-79-G.1)

** AISLES PROVIDING ACCESS TO PARKING AREAS SHALL HAVE THE FOLLOWING MINIMUM DIMENSIONS: PARKING ANGLE = 90°; TWO WAY TRAFFIC AISLE = 24 FT (§ 176-79-G.2)

LOT 1:
***1 LOADING BERTH REQUIRED FOR FIRST 40,000 SF GFA + A BERTH PER EACH ADDITIONAL 40,000 SF REQUIRED LOADING:
(FIRST 40,000 SF) = 1 BERTH + 7.66 BERTHS (308,500 SF) = 8.66 BERTHS (348,500 SF) = 9 BERTHS

***WAREHOUSE: SPACES REQUIRED = 1 PER 5,000 GFA (§ 176-79-E)
REQUIRED PARKING:
= 1 SPACE PER 5,000 GFA X 346,500 SF = 69 SPACES
INDUSTRY STANDARD: SPACES REQUIRED = 1 PER 1,600 GFA
= 1 SPACE PER 1,600 GFA X 346,500 SF = 217 SPACES

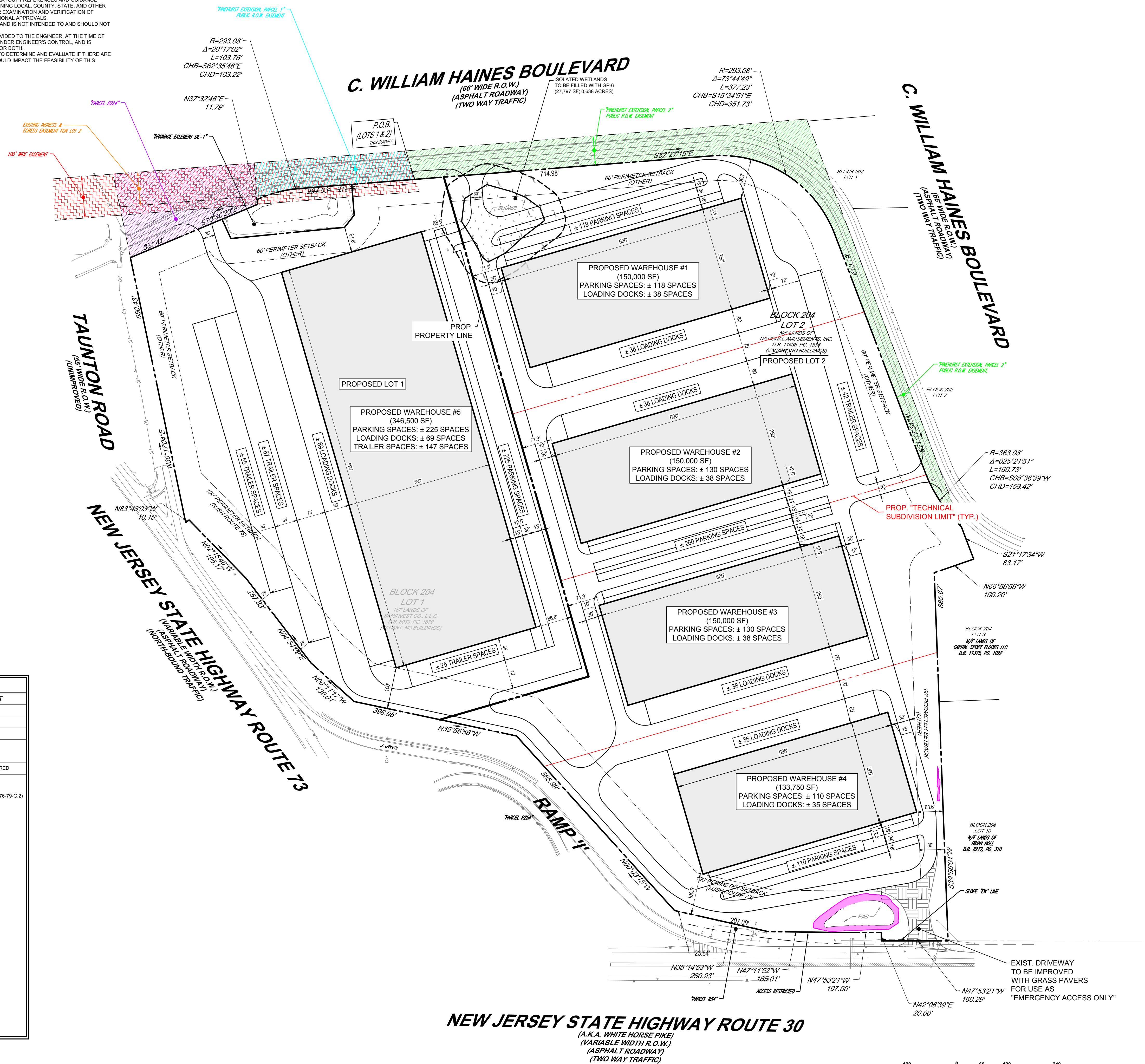
LOT 2:
***1 LOADING BERTH REQUIRED FOR FIRST 40,000 SF GFA + A BERTH PER EACH ADDITIONAL 40,000 SF REQUIRED LOADING:
(FIRST 40,000 SF) = 1 BERTH + 13.99 BERTHS (543,750 SF) = 14.99 BERTHS (583,750 SF) = 15 BERTHS

***WAREHOUSE: SPACES REQUIRED = 1 PER 5,000 GFA (§ 176-79-E)
REQUIRED PARKING:
= 1 SPACE PER 5,000 GFA X 583,750 SF = 117 SPACES
INDUSTRY STANDARD: SPACES REQUIRED = 1 PER 1,600 GFA
= 1 SPACE PER 1,600 GFA X 583,750 SF = 365 SPACES

OVERALL LOT:
***1 LOADING BERTH REQUIRED FOR FIRST 40,000 SF GFA + A BERTH PER EACH ADDITIONAL 40,000 SF REQUIRED LOADING:
(9' X 15')
= 24 BERTHS

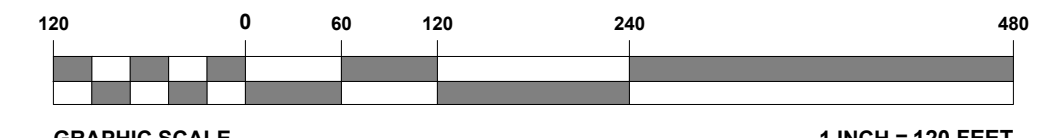
***WAREHOUSE: SPACES REQUIRED = 1 PER 5,000 GFA (§ 176-79-E)
REQUIRED PARKING:
(21' X 36')
= 582 SPACES

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NEW JERSEY STATE HIGHWAY ROUTE 30

(A.K.A. WHITE HORSE PIKE)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	08/23/2022	REV. PER CLIENT COMMENTS	CRA TXL

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FOR CONCEPT PURPOSES ONLY
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
PROJECT No.: J211131
DRAWN BY: AMD
CHECKED BY: TXL
DATE: 08/23/2022
CAD ID: J211131-CPTG-1A

CONCEPT PLAN
FOR
ACTIVE ACQUISITIONS

PROPOSED WAREHOUSE
BLK: 204 | LOTS: 1 & 2
C WILLIAM HAINES BLVD
& 178 WHITE HORSE PIKE
TOWNSHIP OF WATERFORD
CAMDEN COUNTY, NEW JERSEY

BOHLER
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30 INDEPENDENCE BLVD., SUITE 200
WARREN, NJ 07059
Phone: (908) 685-8300
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NJ CERT. OF AUTHORIZATION NO. 246A28191700 & M6000122

T. LAM
PROFESSIONAL ENGINEER
NEW JERSEY LICENSE No. 47862
NEW YORK LICENSE No. 029242
CONNECTICUT LICENSE No. 30024
PENNSYLVANIA LICENSE No. 76748

SHEET TITLE:
CONCEPT PLAN 'G'
SHEET NUMBER:
1
REVISION 1 - 08/23/2022